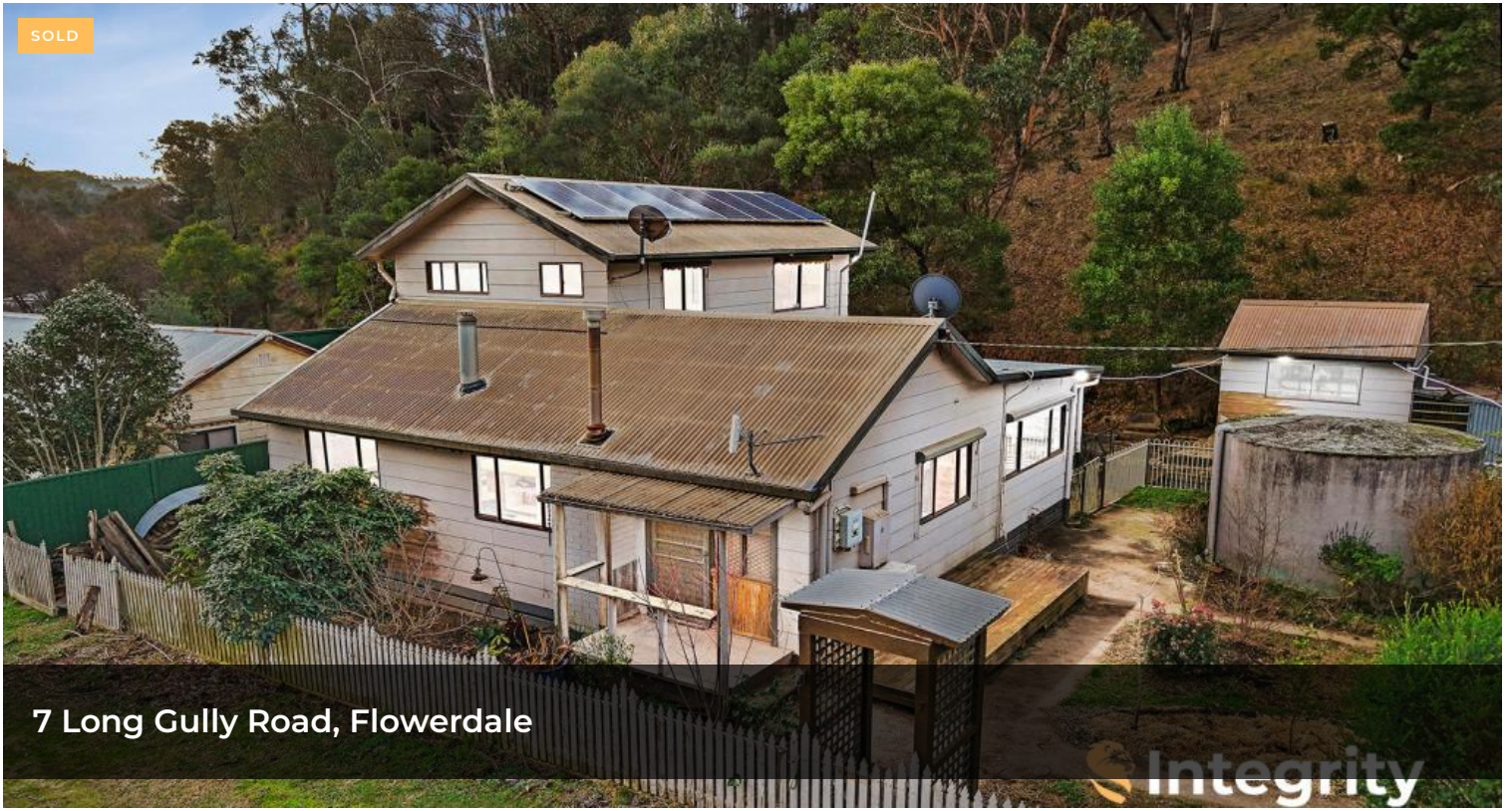


SOLD



7 Long Gully Road, Flowerdale



## First Home Buyer Opportunity – Half an Acre

If you've been searching for the perfect first home where peace, space, and lifestyle come together, look no further.

Set on a generous 2,428m<sup>2</sup> allotment (with approx. 1,000m<sup>2</sup> of flat usable land), this incredibly neat and tidy home offers the perfect start - with all the hard work already done.

Step inside and you'll immediately feel the warmth and care that's gone into maintaining this solid country residence.

The home features three comfortable bedrooms, a central bathroom, and a practical laundry with toilet. Two wood heaters, a Mitsubishi reverse-cycle air conditioner, and a ducted heat transfer system keep the home cosy all year round.

The heart of the home is the welcoming kitchen, complete with a 1-metre Falcon 110 oven - ideal for cooking up a storm or hosting

🏠 3 🛏️ 1 🚿 5 📏 2,447m<sup>2</sup>

**Price** SOLD for \$500,000

**Property Type** Residential

**Property ID** 657

**Land Area** 2,447 m<sup>2</sup>

### Agent Details

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### Office Details

Integrity Real Estate - Yarra Glen

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family gatherings. The open-plan layout connects living and dining areas with ease, making for relaxed everyday living in a quiet rural setting.

Outside, there's plenty of space and infrastructure for tradies, hobbyists, or those wanting to live a more self-sufficient lifestyle.

A huge 5x11m shed with concrete base and power, a covered carport, plus a separate powered workshop/tool shed provide endless possibilities.

Water is well taken care of with a 20,000L concrete tank, a 22,500L poly tank, and smaller garden tanks. A 16-panel JFY inverter solar system adds to the home's energy efficiency, while a Rheem hot water system and septic setup ensure year-round comfort.

Located in the heart of Flowerdale, you're surrounded by natural beauty, wildlife, and a strong sense of community. Kangaroos, native birds, and peaceful bushland are part of daily life here - a true escape from the city, yet still within easy reach of Whittlesea, Kinglake, and Yea.

It's the kind of place where weekends are spent on walking trails, around a firepit, or simply enjoying your own backyard haven.

Whether you're looking to break into the market, enjoy a slower pace of life, or secure a well-appointed home with space to grow - this is your opportunity.

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